

Housing Opportunities Action Council - 2016 Scanning the Landscape SURVEY RESULTS RECAP

STRENGTHS – What assets and resources do we have to increase the availability of affordable and healthy housing in our community?

- Progressive, caring community with strong history of civic engagement and activism.
- High level of community awareness and concern.
- Community is engaged and ready to take action.
- Concerned organizations, invested local partners and growing partnerships.
- Vibrant business community and strong economic development.
- Numerous public and private agencies providing social services, mental and behavioral health services, and housing assistance.
- Strong inter-denominational faith community.
- WNHS expertise in advocating for and developing affordable housing.
- HOAC's determination to publicize, collaborate, and work hard.
- County and local government are becoming more engaged in the issue of housing affordability and homelessness.
- County and City staff have significant professional expertise.
- Concerned realtors, landlords and property managers want to contribute to the solution.
- Article 9 of the Corvallis Comprehensive Plan.
- City of Corvallis CDBG and HOME Programs.
- Strong housing code enforcement department, new City code.
- Undeveloped land near cities/and at the airport. Infill options.
- Significant number of builders/construction companies in the greater Corvallis-Albany area.
- A fare-less transportation system that reaches most in Corvallis and Philomath.
- Infrastructure for streets, sidewalks, water and sewer.
- High air quality.

OPPORTUNITIES - Where, what, and when are the opportunities for increasing access to affordable, healthy housing in our community?

- Funding can materialize when a coordinated, well developed plan is accepted by the majority of the community.
- Updated HOAC plan is timely given OR legislative focus on affordable housing and future state and federal funding.
- Samaritan and IHN-CCO have the potential to expand health care sector commitment to this issue.
- Fully implement Oregon inclusionary zoning policies.
- Annex land specifically to expand work force housing and other affordable housing types.
- Update the Land Development Code, to reduce parking standards and increase accessory dwelling units (ADUs).
- City and County could purchase and/or convert publically owned property.
- City and County could pass ordinances requiring a proportion of affordable housing in every residential development.
- Advocate for policies to support low-income property developers.
- Invest in manufactured home parks that have vacant sites or are deteriorating and replace with healthier units.
- Purchase and remodel older apartment buildings or motel complexes.
- Increase the construction and rehabilitation of housing for families/multi-families.
- Promote infill development/continue building infill throughout the community.
- Provide tax credits to local housing owners or developers.
- Provide tax incentives for donating land for affordable housing.
- Create a community land trust home ownership program.
- Align HOAC planning with City and County strategic planning process and Affordable Housing Task Force recommendations.
- Growing aging population is putting the spotlight on the issue of healthy aging and aging in place.
- Continue coordination with OSU given impact of student housing.

WEAKNESSES - What are the greatest factors contributing to insufficient affordable, healthy housing in our community?

- Desirability of Corvallis as a community in which to live.
- Limited growth possible due to urban growth boundaries.
- Lack of vacant land for housing development.
- Annexation policy (public vote needed) limits land availability.
- Extremely low vacancy rates which contributes to high rental costs.
- Housing affordability, high property values, high rental costs. Land prices/high real estate prices.
- Impact of OSU student housing on availability of housing for low and moderate income housing individuals and families.
- Limited mid-level priced SROs, single family, “starter homes.”
- Landlords who are unwilling to accept those on housing assistance.
- Landlords who don't maintain their properties.
- Difficulty renters experience in reporting/complaining about landlords.
- Land use code does not encourage ADUs, multiple housing on single lots.
- Zoning does not allow for high density multi-level housing in residential neighborhoods.
- Housing development/construction costs/building codes can be prohibitive. Some developers see land use policies as overly restrictive.
- No financial incentive for developers/landlords to provide lower cost housing to make up the gap in what they can get at market rates.
- Many rental properties are "affordable" but unhealthy due to lack of maintenance and repairs.
- Several key resources (Stone Soup, CDDC, Men’s Shelter) are in temporary locations.
- Many environmental health implications related to dilapidated housing, especially in rural areas.
- Insufficient incentives to remodel older homes or convert buildings into affordable housing.
- Lack of rental housing inspections/inconsistent enforcement of rental properties.

THREATS - What challenges or barriers prevent people from accessing affordable, healthy housing?

- Corvallis has significant income disparities, and the faces of poverty are often hidden in our community.
- Lack, or perceived lack, of willingness by voters to allocate public funding for low cost housing.
- Despite increased visibility of homelessness, broader community doesn't have a good understanding of the complexity of the problem.
- Some see the homeless as "others" and not deserving of the respect and opportunities as the rest of the community.
- No shared community vision about strategies for addressing the problem.
- "NIMBYism/not in my neighborhood" and community backlash as homelessness grows and solutions are not identified.
- Current social services/safety net system is strained and beyond capacity.
- Section 8 and other subsidized housing has long waiting lists.
- Many can't find rental units that will accept them even with Section 8.
- Families and women tend to get the most help, leaving a large need among the adult male population.
- Inadequate state and county mental and behavioral health infrastructure that is crisis driven vs. prevention focused.
- Over reliance on law enforcement due to lack of comprehensive and coordinated service system.
- Fragmented, uncoordinated services, particularly case management.
- No single point of entry to access services.
- Lack of information, knowledge or confusion about available services.
- Complicated and confusing application processes for accessing services.
- Shame and stigma of accepting assistance.
- Fragmented data systems make it difficult to understand the need and complexity of the problem.
- Insufficient commitment from the public sector which puts pressure on underfunded non-profits to compete for limited resources.
- Not planning for the growth of older adults/aging population.
- Lack of reliable transportation, particularly in rural areas.